



# Kennedy & Co.

26 Ivel Road, Sandy

SG19 1AX

EPC: D

O.I.E.O £400,000

- Very Rarely Available Three Bedroom Detached Bungalow
- **No Upward Chain!**
- Entrance Lobby & Entrance Hall
- Modern Cloakroom
- Fitted Kitchen
- Spacious 18ft x 13ft Lounge
- Modern Shower Room
- Driveway
- 20ft x 16ft Double Garage



A superb and very rare opportunity to purchase this individually built highly sought after three bedroom detached bungalow, offered with no upward chain and situated in a very popular quiet location within a short walk of both the town centre and train station, boasting off road parking and double garage whilst backing on to former school grounds with delightful views.

This excellent property briefly boasts an entrance lobby and entrance hall, modern fitted cloakroom, fitted kitchen, very spacious 18ft x 13ft lounge, modern fitted shower room, and two ground floor bedrooms plus one first floor bedroom.

The property also benefits from no upward chain, uPVC double glazing throughout and gas to radiator central heating with replaced combination boiler.

Externally this fine home offers driveway providing off road parking for one or two vehicles, larger than average 20ft x 16ft double garage with power and light connected and electric door, and a very well maintained and established garden.

This excellent bungalow must be viewed early to avoid disappointment.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

#### PARTICULARS

uPVC double glazed entrance door to:

#### ENTRANCE LOBBY

uPVC double glazed entrance lobby with windows to all elevations, tiled flooring, uPVC double glazed door to side elevation, plus uPVC double glazed door to:

#### ENTRANCE HALL

Single panel radiator, tiled flooring, coving to ceiling, communicating doors to:

#### CLOAKROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, modern two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, space and plumbing for washing machine, tiled flooring, tiled to all elevations, coving to ceiling.

### KITCHEN

12' 4" x 8' 10" (3.76m x 2.69m) uPVC double glazed window to side elevation, strip panel radiator, fitted kitchen comprising one and half bowl stainless steel sink/drainers unit with mixer tap over, range of fitted base units incorporating built in stainless steel double oven, built in four burner electric hob, space and plumbing for dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, sunken spotlighting, tiled flooring, coving to ceiling.

### LOUNGE

18' 2" x 13' 10" (5.54m x 4.22m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, two single panel radiators, feature living flame gas fireplace with stone hearth and surround, door to:

### INNER HALL

uPVC double glazed door to rear elevation, single panel radiator, stairs rising to first floor bedroom, built in airing cupboard housing gas combi boiler and radiator, coving to ceiling, communicating doors to:

### SHOWER ROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled double shower enclosure with fitted shower over, tiled to all elevations, tiled flooring, sunken spotlighting, coving to ceiling, built in storage cupboard.

### MASTER BEDROOM

10' 10" x 10' 9" (3.3m x 3.28m) uPVC double glazed window to front elevation, single panel radiator, built in wardrobes and built in under stairs storage cupboard, coving to ceiling.

### BEDROOM TWO

10' 9" x 9' 8" (3.28m x 2.95m) (Currently used as dining room) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

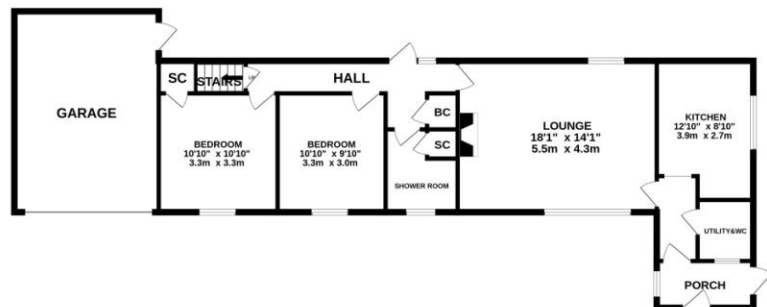
### FIRST FLOOR

### BEDROOM THREE

11' x 10' 9" (3.35m x 3.28m) uPVC double glazed sliding patio doors to side elevation with balcony area, single panel radiator, built in storage cupboard, sunken spotlighting.



GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EXTERNALLY

### FRONT

Easy maintenance front garden, mainly paved with established tree and shrub borders, mono-block paved driveway providing off road parking for one/two vehicles.

### REAR GARDEN

Fully enclosed rear garden, initial paved patio area with timber pergola over and outside tap, raised artificial lawn area with mature tree and shrub borders, timber shed, paved walkway to rear with personnel door leading to:

### DOUBLE GARAGE

20' 5" x 16' (6.22m x 4.88m) Electric up and over door, power and light connected, uPVC double glazed window to rear elevation.

**COUNCIL TAX BAND** Tax band D

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements